

210/4514

Tuesday, May 31, 2022

12:10 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5419 दिनांक: 31/05/2022

पावतीचे नाव: बेसा

दस्तावेजाचा अनुक्रमांक: नमन7-4514-2022

दस्तावेजाचा प्रकार: विकसनकराच्या

पावती करणाऱ्याचे नाव, से. विजय कंस्ट्रक्शन एन्ड डेव्हलपर्स तर्फे भागीदार श्री. अमिष गोपाल मटेन

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 500.00

पृष्ठांनी संख्या: 25

एकूण:

रु. 30500.00

आपणास मूळ दस्त, धरून घ्यावा. मुद्रांक २

12:27 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 65000000/-

मोबदला रु. 65000000/-

भरणेचे मुद्रांक शुल्क: रु. 3250000/-

1) देवकाचा प्रकार: DHC रजम: रु. 500/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 3005202215355 दिनांक: 31/05/2022

धेकचे नाव व पत्ता:

2) देवकाचा प्रकार: eChallan रजम: रु. 30000/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH002609015202223E दिनांक: 31/05/2022

धेकचे नाव व पत्ता:




 सह दुय्यम नमन NGP7
 नमनपूर प्रमिष क्र. ७



CHALLAN
MTR Form Number-6

[illegible]

Important ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
ચાલન ફાળવેલો નોંધણી માટે માત્ર સબ રજિસ્ટ્રાર કાર્યાલયમાં જ વાલિદ છે. નોંધણી ન કરવાવાળા દસ્તાવેજો માટે ચાલન વાલિદ નથી.
જમાન-10

नगन-७
४५१४/२०२२
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Received From Shri. M. V. Jay Construction & Developments

Residing at Nagpur

Market Value Rs. 6,50,00,000/-

Stamps duty of Rs. 32,50,000/- in words Rs. Thirty two lakh fifty thousand only.

Paid vide Chhatri No. NIP0233904020223 E on 24/5/2022

Certified under Section 32(1) (b) of the M.S. Act, 1958

that the full duty of Rs. 32,50,000/- in words Rs. Thirty two lakh fifty thousand only.

has been paid as per Article 5 of Schedule-I

This certificate is subject to the provision of Section

33-A of Maharashtra Stamp Act, 1958.

Nagpur

Date 21/5/2022

Collector of Stamps

Nagpur City

ह अहमद शाहवादी मुद्रांक अधिनियम, १९५८ अन्वये असा
निम्नान्वये निर्दिष्ट केन्द्रे आहे. परंतु असा असा नोंदवरील
नोंदणी अधिकाऱ्यासोबत बाबत शाहवादी, नोंदणी अधिनियम, १९५८
असा अधिकाऱ्यासोबत शाहवादी मुद्रांक नोंदणी अधिकाऱ्यासोबत नोंदवरील
बाबतवरील बाबतवरील

मुद्रांक निहालिकासी
नगपुर शहर



WITHIN THE JURISDICTION OF SUB REGISTRAR NAGPUR (GRAMIN)

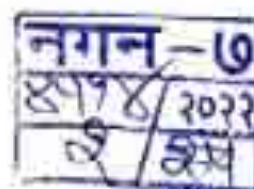
MOUZA - BESA

AGREEMENT FOR DEVELOPMENT

MARKET VALUE RS. 6,50,00,000/-, STAMPS RS. 32,50,000/-

THIS AGREEMENT FOR DEVELOPMENT is made and executed at Nagpur
Tah. And Dist. Nagpur on this 31st day of May, 2022.

BETWEEN



1) **SHRI VIJAY S/O JAGANNATHRAO KANTODE,**
Aged about 56 years, occ. Business, PAN. ABAPK 7525 M
R/o Flat No. 301, Shri Mauli Niwas Apartment,
Flat No. 110, Shivaji Nagar, Nagpur - 440 010

2) **SIDU AMISH S/O GOPAL PATEL,**
aged about 54 years, Occ. Business, PAN. ACIPF 9600 R
R/o Patel House, Plot No. 50, Congress Nagar, Nagpur - 440012

hereinafter referred to as **"THE OWNER"** which expression whereas it appears in this deed hereinafter shall, unless repugnant to the context or meaning thereof, shall always mean and include its legal representatives, heirs, successors, executors, administrators, agents, assignees or any other person or institution claiming for or through it all of **THE ONE PART.**

M/S VIJAY CONSTRUCTION & DEVELOPERS, a partnership firm, having its office at 3, Vijaya Apartment, Karamda Nagar, Nagpur, PAN. AAJFV 2646 L acting through its Partner :

SHRI AMISH S/O GOPAL PATEL,

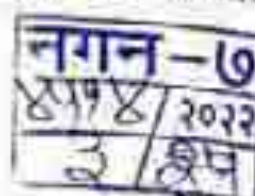
aged about 54 years, Occ. Business, PAN. ACIPF 9600 R

R/o Patel House, Plot No. 50, Congress Nagar, Nagpur - 440012

hereinafter referred to as **"THE DEVELOPER"** which expression whereas it appears in this Deed hereinafter shall, unless repugnant to the context or meaning thereof, shall always mean and include The Developer, legal representatives, administrators, trustees, agents, assignees or any other person claiming for or through it of **THE OTHER PART, AND**

WHEREAS Owners are in possession and ownership of all that piece and parcel of Amalgamated Plot bearing Nos. 13, 14, 15, 16, 17, 18, 19 & 20 total measuring 1243.29 Sq. Mtrs., of Khassam No. 32, P. H. No. 38 A, Mouza - Beas, in the layout of Manohar Gruha Nirman Sahakari Sanstha, Maryadih, Nagpur, within the limits of Nagpur Improvement Trust, Nagpur, & Grampanchayat - Beas (Beltarodil), Tal. Nagpur (Rural) and Dist. NAGPUR, more particularly described in the schedule here under written hereinafter called as 'Property' AND,

WHEREAS, originally the entire said land bearing Khassam No. 32 was belonged to Manohar Gruha Nirman Sahakari Sanstha, Maryadih, Nagpur. After purchase the aforesaid land Manohar Gruha Nirman Sahakari Sanstha, Maryadih, Nagpur prepared a layout plan of the aforesaid property and



submitted to Town Planning Authority and the same is duly approved and final sanctioned by the Assistant Director, Town Planning, Nagpur vide Order No. Mouza-Besa/Khasra No.32/N.A./SSNAG/3182 dated 08/12/2002. AND

WHEREAS, the entire said land bearing Khasra No. 32 duly converted for non-agricultural /residential purpose vide order of Hon'ble Collector, Nagpur in N.A. Case No. 173/NAP-34/2002-2003 Dt. 12/05/2003. AND

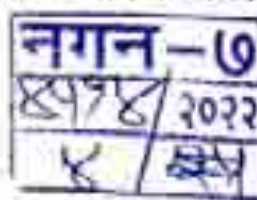
WHEREAS Shri Shrikant S/o Govindrao Duchakke purchased the Plot Nos. 17, 18 & 19 total admeasuring 461.25 Sq. Mtrs. from Manohar Gruha Nirman Sahakari Sanstha, Maryadit, Nagpur by virtue of registered Sale Deed Dt. 18/09/2002 which is registered on the same date in the Sub Registrar, Nagpur No. 10 having Registration No. 5110. AND

WHEREAS Smt. Shrutika W/o Shrikant Duchakke purchased the Plot Nos. 13, 14, 15 & 16 total admeasuring 432.25 Sq. Mtrs. from Manohar Gruha Nirman Sahakari Sanstha, Maryadit, Nagpur by virtue of registered Sale Deed Dt. 18/09/2002 which is registered on the same date in the Sub Registrar, Nagpur No. 10 having Registration No. 5111. AND

WHEREAS Smt. Sushila Wd/o Govindrao Duchakke purchased the Plot No. 20 admeasuring 150.00 Sq. Mtrs. from Manohar Gruha Nirman Sahakari Sanstha, Maryadit, Nagpur by virtue of registered Sale Deed Dt. 05/05/2004 which is registered on 06/05/2004 in the Sub Registrar, Nagpur No. 10 having Registration No. 2781. AND

WHEREAS thereafter 1) Shri Shrikant S/o Govindrao Duchakke, 2) Smt. Shrutika W/o Shrikant Duchakke & 3) Smt. Sushila Wd/o Govindrao Duchakke applied to Nagpur Improvement Trust for regularization the aforesaid Plot Nos. 13,14,15,16,17,18,19 & 20 and Nagpur Improvement Trust conceded the request and demanded the total of Rs. 6,21,685/- to regularize their plots. And they have paid such total demand of Rs. 6,21,685/- to Nagpur Improvement Trust on 16/09/2016. AND

WHEREAS, thereafter the Nagpur Improvement Trust has issued Release Letter of the aforesaid plots in the name of the 1) Shri Shrikant S/o Govindrao Duchakke, 2) Smt. Shrutika W/o Shrikant Duchakke & 3) Smt. Sushila Wd/o Govindrao Duchakke vide Release Letter Nos. AE(M-1)/1133 (A) for Plot No. 13, AE(M-1)/1133 (B) for Plot No. 14, AE(M-1)/1133 (C) for Plot No. 15, AE(M-1)/1133 (D) for Plot No. 16, AE(M-1)/1133 (A) for Plot No. 17, AE(M-1)/1133 (B)



for Plot No. 18, AEIM-11/1135 (C) for Plot No. 19 and AEIM-11/1134 for Plot No. 20 all dated 28/09/2016. AND

WHEREAS, thereafter 1) Shri Shrikant S/o Govindrao Dushakke, 2) Smt. Shrutika W/o Shrikant Dushakke & 3) Smt. Sushila W/o Govindrao Dushakke jointly applied for the amalgamation of their respective plots and hence the Nagpur Improvement Trust issued demand of Rs. 3,00,874/- to them for the same and they have jointly paid the amount demanded of Rs. 3,00,684/- for the amalgamation of the said Plot Nos. 13,14,15,16,17,18,19 & 20 on 00/02/2007. AND



WHEREAS, after receipt of the demanded amount for amalgamation of the said Plot Nos. 13,14,15,16,17,18,19 & 20, the Nagpur Improvement Trust has issued Amalgamation Letter vide its Letter No. AEIM-11/1209 dated 03/03/2007. AND

WHEREAS the Owners purchased the said Plot Nos. 13,14,15,16,17,18,19 & 20 total measuring 1243.28 Sq. Mtrs. from 1) Shri Shrikant S/o Govindrao Dushakke, 2) Smt. Shrutika W/o Shrikant Dushakke & 3) Smt. Sushila W/o Govindrao Dushakke, Nagpur by virtue of registered Sale Deed Dt. 14/08/2019 which is registered on 10/08/2019 in the Sub Registrar, Nagpur No. 7 having Registration No. 7193 - 2019 and from that date they are in possession and have the ownership right thereon. AND

WHEREAS for cogent reasons and good causes the Owners have now decided to develop the aforesaid property by constructing a Multi-storied building thereon consisting of various self contained separate Apartments therein; AND

WHEREAS the Owners are engaged in other housing project and building construction activities, the Owners has now decided to entrust the entire work of development of the said property to any well experienced builder of the city and it is specifically made clear that the entire FSI sanctioned or to be sanctioned by the appropriate authority will be exclusively held by the Developer being the subject matter of the Agreement and on being mutually agreed to the proposal, both the parties referred above have entered in to this Agreement.

AND WHEREAS, it has become necessary to reduce to writing the terms and conditions of development of the said plot agreed to between the parties.



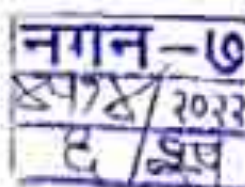
NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. THAT, it is agreed between the Parties that the Developer shall develop all that piece and parcel of Amalgamated Plot bearing Nos. 13, 14, 15, 16, 17, 18, 19 & 20 total admeasuring 1243.28 Sq. Mtrs. of Khasam No. 32, P. H. No. 35 A, Mouza - Deoa, in the layout of Manohar Gruha Nirman Sahakari Samithi, Maryadi, Nagpur, within the limits of Nagpur Improvement Trust, Nagpur, & Grampanchayat - Deoa (Deltarodi), Tal. Nagpur (Rural) and Dist. Nagpur together with the present and future FSI into a building complex at its own cost in accordance with the proposed sanctioned building plan subject to such variation and modifications as the Developer may require and think proper under the circumstances and may be approved by the Building Engineer of the concerning Authority.

2. The Developer has agreed to undertake the entire construction of the multi storied building on the said piece of land in accordance with the plan as may be sanctioned by the Nagpur Metropolitan Region Development Authority and it shall invest and / or arrange for all moneys that may be required for the construction of the proposed building and for this proposed building and for this purpose the Developer shall also arrange to procure intending buyers for the Apartments in the proposed building to be constructed there on and it shall be entitled to make construction of the respective Apartments at the cost and on account of and on behalf of the respective intending buyers and such intending buyers shall be nominated by the Developer for the purpose of acquiring proportionate undivided variable and indivisible share in the said land.

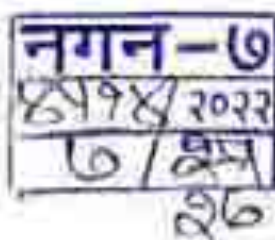
3. That the Owners having permitted and allowed the Developer to develop the said property as herein above stated and to utilize the entire F.S.I as may be permissible at present or as may hereinafter become permissible at any future date in relation to the said plot of land, the Developer agrees with the Owners as follows:

- i) That the Owners having allowed the Developer to develop on the said plot of land in accordance with the sanction building plan, the Developer agrees to pay total amount of Rs. 6,50,00,000/- (Rupees Six Crore Fifty Lac Only) to the Owners. And the Developer shall pay the said consideration of Rs. 6,50,00,000/- (Rupees Six Crore Fifty Lac Only) which includes 3 BHK Two Flats amounting of Rs. 45,00,000/- each) retain by the owners. Eventually said consideration shall be paid in following manner:



MODE OF PAYMENT

ai	Rs. 45,00,000/-	Rupees Forty Five Lac Only shall be paid in the mode of One No. of 3 BHK Flat No. 501 having Built up area of 82.782 Sq. Mtrs. To the Owner No. 1
bi	Rs. 45,00,000/-	Rupees Forty Five Lac Only shall be paid in the mode of One No. of 3 BHK Flat No. 502 having Built up area of 83.405 Sq. Mtrs. To the Owner No. 2
cj	Rs. 25,20,000/-	Rupees Twenty Five Lac Twenty Thousand Only shall be paid on or before 22/05/2022
di	Rs. 2,80,000/-	Rupees Two Lac Eighty Thousand Only TDS Deduction
ej	Rs. 25,20,000/-	Rupees Twenty Five Lac Twenty Thousand Only shall be paid on or before 22/06/2022
fi	Rs. 2,80,000/-	Rupees Two Lac Eighty Thousand Only TDS Deduction
gj	Rs. 25,20,000/-	Rupees Twenty Five Lac Twenty Thousand Only shall be paid on or before 22/07/2022
hi	Rs. 2,80,000/-	Rupees Two Lac Eighty Thousand Only TDS Deduction
ij	Rs. 25,20,000/-	Rupees Twenty Five Lac Twenty Thousand Only shall be paid on or before 22/08/2022
jj	Rs. 2,80,000/-	Rupees Two Lac Eighty Thousand Only TDS Deduction
ki	Rs. 25,20,000/-	Rupees Twenty Five Lac Twenty Thousand Only shall be paid on or before 22/09/2022
li	Rs. 2,80,000/-	Rupees Two Lac Eighty Thousand Only TDS Deduction
mj	Rs. 25,20,000/-	Rupees Twenty Five Lac Twenty Thousand Only shall be paid on or before 22/10/2022
nj	Rs. 2,80,000/-	Rupees Two Lac Eighty Thousand Only TDS Deduction
oj	Rs. 25,20,000/-	Rupees Twenty Five Lac Twenty Thousand Only shall be paid on or before 22/11/2022
pi	Rs. 2,80,000/-	Rupees Two Lac Eighty Thousand Only TDS Deduction



qj	Rs.	25,20,000/-	Rupees Twenty Five Lac Twenty Thousand Only shall be paid on or before 22/12/2022
ri	Rs.	2,80,000/-	Rupees Two Lac Eighty Thousand Only TDS Deduction
sj	Rs.	25,20,000/-	Rupees Twenty Five Lac Twenty Thousand Only shall be paid on or before 22/01/2023
tj	Rs.	2,80,000/-	Rupees Two Lac Eighty Thousand Only TDS Deduction
uj	Rs.	25,20,000/-	Rupees Twenty Five Lac Twenty Thousand Only shall be paid on or before 22/02/2023
vi	Rs.	2,80,000/-	Rupees Two Lac Eighty Thousand Only TDS Deduction
wj	Rs.	25,20,000/-	Rupees Twenty Five Lac Twenty Thousand Only shall be paid on or before 22/03/2023
xj	Rs.	2,80,000/-	Rupees Two Lac Eighty Thousand Only TDS Deduction
yj	Rs.	25,20,000/-	Rupees Twenty Five Lac Twenty Thousand Only shall be paid on or before 22/04/2023
zj	Rs.	2,80,000/-	Rupees Two Lac Eighty Thousand Only TDS Deduction
aa	Rs.	25,20,000/-	Rupees Twenty Five Lac Twenty Thousand Only shall be paid on or before 22/05/2023
ab	Rs.	2,80,000/-	Rupees Two Lac Eighty Thousand Only TDS Deduction
ac	Rs.	25,20,000/-	Rupees Twenty Five Lac Twenty Thousand Only shall be paid on or before 22/06/2023
ad	Rs.	2,80,000/-	Rupees Two Lac Eighty Thousand Only TDS Deduction
ae	Rs.	25,20,000/-	Rupees Twenty Five Lac Twenty Thousand Only shall be paid on or before 22/07/2023
af	Rs.	2,80,000/-	Rupees Two Lac Eighty Thousand Only TDS Deduction
ag	Rs.	25,20,000/-	Rupees Twenty Five Lac Twenty Thousand Only shall be paid on or before 22/08/2023
ah	Rs.	2,80,000/-	Rupees Two Lac Eighty Thousand Only TDS Deduction
ai	Rs.	25,20,000/-	Rupees Twenty Five Lac Twenty Thousand Only shall be paid on or before 22/09/2023

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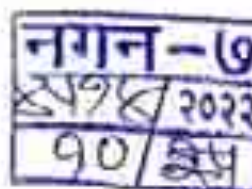
aj	Rs. 2,80,000/-	Rupees Two Lac Eighty Thousand Only TDS Deduction
ak	Rs. 25,20,000/-	Rupees Twenty Five Lac Twenty Thousand Only shall be paid on or before 22/10/2023
al	Rs. 2,80,000/-	Rupees Two Lac Eighty Thousand Only TDS Deduction
am	Rs. 25,20,000/-	Rupees Twenty Five Lac Twenty Thousand Only shall be paid on or before 22/11/2023
an	Rs. 2,80,000/-	Rupees Two Lac Eighty Thousand Only TDS Deduction
ao	Rs. 25,20,000/-	Rupees Twenty Five Lac Twenty Thousand Only shall be paid on or before 22/12/2023
ap	Rs. 2,80,000/-	Rupees Two Lac Eighty Thousand Only TDS Deduction
Rs. 6,50,00,000/-		Rupees Six Crore Fifty Lac Only) TOTAL AMOUNT

- iii) The owners have duly sanctioned the building plan vide building permit No. B.E.(NMRDA)/South/Nagpur(Rural)/No. 091120212/2021111026 /2546 Dt. 31/03/2022 issued by the Nagpur Metropolitan Region Development Authority, Nagpur.
- iii) The time is essence of contract however the Owners shall grant a grace period of 90 days from the date of expiration of the stipulated time in case of the aforesaid payment. The Owners shall charge the interest at the Rate of 9 % per annum on the defaulted Payment from the end of the grace period of defaulted payment till it is paid fully.
- iv) The Developer shall be free to recover to the amount of land agreed to be paid to the Owners as stated herein above directly from the prospective purchasers in whatever amount and in whatever manner it deems fit and proper.
- v) The Developer shall be free to enter in to Agreement or sale of flats along with the sale of undivided share in land relating to the flat with the intending buyers at the price suitable to it and shall be free to recover the same directly from such buyers in such installments as it deems fit and proper.

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- vi) The Owner has paid all costs, charges, demand for preparation of the plans including the Architects fee and other incidental expenses.
- vii) The Developer shall appoint it's own Architect, Engineer and/or Supervisor for the purpose of the aforesaid construction works and the Owners shall not interfere or obstruct the Developer in any manner whatsoever in this behalf.
- viii) The Owners agree to give the General Irrevocable Power Of Attorney in favour of the Developer, as constituted Attorney, to do all acts, deed and things in respect of the development of the said plot and to sell the premises to be constructed on the said plot along with proportionate undivided share in land to the prospective purchasers and to receive consideration, execute Deed Of Declaration, Agreement Of Sale, Sale Deed, Correction Deed, Cancellation Deed, Deed of Apartment & all other documents and deeds, etc. for and on behalf of the Owner.
- ix) The Developer may submit the revise building plan for proposed construction of the plot to the concerned authority for its revised sanction in the name of and under the signatures of the Owners who will fully extend the necessary help and co-operations in getting the same sanctioned from the concerned authority.
- x) The Developer shall commence the actual construction on execution of this Agreement. It is also agreed that the Owners shall not be responsible on any taxability on account of payment of Goods & Services Tax (GST), Sales Tax, Service Tax, or Works Contract Tax etc. The Developer shall be free to recover the same from the prospective purchasers.
- xi) THAT, the Owners or through its power of attorney shall execute the Deed Of Declaration, Agreement For Sale, Sale Deed(s), Correction Deed(s), Cancellation Deed(s) Deed of Apartment of variable proportionate undivided shares of land, or shall execute Sale Deed in favour of the Purchaser(s).
- xii) The present F.S.I. or if more F.S.I. available, on any further date or any time in future, will be solely consumed and utilized by the Developer



alone and the Owners or any prospective purchaser will not claim any right, title or interest or any consideration for the same.

of the said land, in case
and anything wrong in
land, the O



- xiii) THAT all the Grampanchayat taxes, N. A. taxes, Land Revenue, Assessment, charges of M.I.D.C., N.M.R.D.A., N.I.T., N.M.C. cesses, State Govt. M.S.E.B. or any other authority or Department in respect of the said land shall be borne and paid by the Owners till the date of handover the physical possession of the said property to the Developer and thereafter all taxes shall be borne and paid the developer or prospective purchasers of Apartments/family units.
- xiv) The Owners hereby authorize the Developer to select the prospective purchasers and also permit and authorize the Developer to receive the consideration or any part thereof, proportionate variable undivided share of land, to enter in to an agreement and accept bookings of Apartments/Family Units and accept advances from the prospective buyers.
- xv) THAT the Developer shall construct the said building scheme and utilize maximum permissible F.S.I. out of it's own funds for selling it to other and it is explicitly made clear that the Owners shall have no claim or share in the profit that will accrue to the Developer in execution of the said scheme and have no right to call for the accounts of the construction work and the Sale proceeds of the Apartments/Family Units.
- xvi) THAT to enable to the Developer to execute the said scheme the Owners shall execute general power of attorney in favour of the Developer as constituted Attorney, assigning the powers to sign and submit the letters or applications to, M.I.D.C., N.M.R.D.A., N.I.T., N.M.C., M.S.E.B., or any other Govt. Semi Governmental organisations, office or authority which will be required as the effective means as for the construction and to execute the final Sale Deeds of variable, undivided proportionate share of the said plot in favour of prospective purchasers.
- xvii) THAT, the Owners hereby convey that the land is free from all encumbrances, claims, liens, demands, taxes, non-agricultural assessment etc. and it has got absolute power and authority to dispose

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of the said land. In case the prospective purchaser and/or the Developer find anything wrong with the title or other things related to the said land, the Owners shall be fully responsible to make good of all such losses or damages suffered and expenses incurred by the Developer or the prospective purchasers. The Owners also assures on reasonable time and on demand to deliver or produce for inspection and perusal of the Developer or its legal advisors, all the necessary original title deeds and papers relating to the said land.

- xviii) That, the Owners has given expressed permission to the Developer to affix its boards free of cost over the said land and also to advertise the scheme in news paper of periodicals at the cost and risk of the Developer for which the Owners shall not raise any objection at any time.
- xix) THAT, all the expenses, deposits required to be made and any other charges for obtaining water, drainage, electricity connection to the land has been paid and borne by the Owner.
- xx) That, the Owners or its Power of attorney holder agrees to execute Agreement to sell and sale deed, cancellation deed, and correction deed of the variable undivided proportionate share in land in favour of prospective purchasers together with the respective Apartment of the prospective purchasers and to execute any tripartite agreement, documents or other writings as may be considered necessary to convey and transfer all apartments in the said apartment building which shall be owned by the Developer or its nominees or incorporate body, at the cost and expenditure of the Developer or its prospective purchasers.
- xxi) THAT, the land hereby agreed to be developed shall be taken to be correctly described in the schedule here under written and if any misstatement, error or omission shall be discovered the same shall not annul this Agreement nor shall any compensation be allowed in respect thereof but the same such misstatement, error or omission will always be subject to correction by the Parties hereto.
- xxii) The said scheme shall under control and in supervision of the Developer. It is understood that the Owners shall liable and responsible for damages, losses, liabilities, etc. if the Owners interfere or obstruct by any means or acts through them or by any other agency till hand over the said scheme of apartment to the prospective purchasers.

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IN WITNESSES WHEREOF
set their respective hands
at Nagpur, in presence of
persons above named

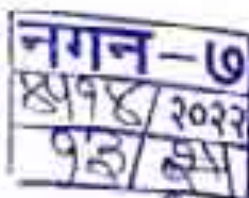
- xxiii) That if the said land comes under any acquisition or litigation from any authority or person the Owners shall refund the deposited amount along with interest and damages to the Developer.
- xxiv) That the permission to commence and carry on the construction of the proposed building hereby granted by the Owners in the nature of a License and the same in no case be construed as delivery of possession within the meaning of Section 53 (A) of the Transfer of property Act, 1882.
- xxv) The expenses on account of stamp duty, registration fees and other charges for preparation of and registration fees is to be borne & paid by the Developer.

DESCRIPTION OF THE PROPERTY

All that piece and parcel of Amalgamated Plot bearing Nos. 13, 14, 15, 16, 17, 18, 19 & 20, total admeasuring 1243.28 Sq. Mtrs. of Khasara No. 32, P. H. No. 38 A, Mouza - Dena, in the layout of Manohar Gruha Nirman Sahakari Samithi, Maryadi, Bana Nagpur, within the limits of Nagpur Improvement Trust, Nagpur, & Grampanchayat Bana, Tal. Nagpur (Murali) and Dist. NAGPUR and bounded as under :-

On the East by	:	7.50 Mtrs. wide Road
On the West by	:	9.00 Mtrs. wide Road
On the North by	:	7.50 Mtrs. wide Road
On the South by	:	Plot Nos. 13 & 21

I, Advocate Kishor Shrivasthi Gautam, Reshimbog, Nagpur, Mobile No. 9422119476 do hereby state that This AGREEMENT FOR DEVELOPMENT is drafted by me as per instructions and documents provided by my client M/S VIJAY CONSTRUCTION & DEVELOPERS, NAGPUR.



IN WITNESSES WHEREOF THE OWNERS AND THE DEVELOPER has hereto set their respective hands and assign this AGREEMENT FOR DEVELOPMENT at Nagpur, in presence of attesting witnesses, signing as such on the day first herein above written.

WITNESSES :

1) 
(Mr. Kishor Gadhvi)




1) SHRI VIJAY J. KANTODE



2) SHRI AMISH G. PATEL
OWNERS





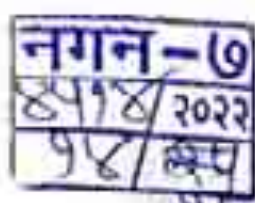
2) 

M/S VIJAY CONSTRUCTION & DEVELOPERS
Partner :



SHRI AMISH G. PATEL
DEVELOPER







नगन-७
४५१४/२०२२
९५/२५



२६

सर्वप्रथम कृष्णः

डा. अतिरीक दस्तान नमूद हुनर खायी

2022-23

१५) वर्ष २०१७/१८/२०१८/१९ में बाजारमूल्य दर तय्याधानुसार

मुख्य विभाग क्र. 10-3-1 अनीन दर 15.19* / 10³ से. मी. 1/9/8. पृष्ठ क्र. 12/42

सोपाना दर रु. $\frac{25.455}{1m^2}$ प्र.पौ.मो. ** वेगळ्या मुद्रांवाचवीस असल्यास मदतिका / दुकान दर _____

१७) विकास योजना / प्रदेशिक योजना प्रस्ताव, आनुवांशिक अनुसंधान, मित्रकाल रचनाशास्त्र आगत / रचना संग्रह
ज्ञान / आस्था / चिन्ता / शैली अथवा विकास

— कक्षा १०, वि. १, २०२०-२१, अर्थ ८ दि. - ०१/०७/२०२१, लेखिका: लक्ष्मी

$\therefore \text{Total @ 4.2m covered} = 3367.51 \text{ m}^2$
 $\therefore \text{Total @ 13.2m covered} = 386.08 \text{ m}^2$

चिकित्सक कानूनामा अधिनियम, १९७९

माह २०

विषय १. न्यायिक अधिकार

मोटा २. १९७९/७९

अभिनिर्माण प्रकरण ३. १९७९/७९

४. विद्वत् सेवा २

५. विद्वत् सेवा २

६. विद्वत् सेवा २

७. विद्वत् सेवा २

८. विद्वत् सेवा २

९. विद्वत् सेवा २

१०. विद्वत् सेवा २

११. विद्वत् सेवा २

१२. विद्वत् सेवा २

१३. विद्वत् सेवा २

१४. विद्वत् सेवा २

१५. विद्वत् सेवा २

१६. विद्वत् सेवा २

१७. विद्वत् सेवा २

१८. विद्वत् सेवा २

१९. विद्वत् सेवा २

२०. विद्वत् सेवा २

२१. विद्वत् सेवा २

२२. विद्वत् सेवा २

नगन-७
१९९४/२०२३
१६/१९



सह जिला निबंधक कां-१ तथा
जिला निबंधक कां-२
जिला निबंधक कां-३
जिला निबंधक कां-४
जिला निबंधक कां-५
जिला निबंधक कां-६
जिला निबंधक कां-७
जिला निबंधक कां-८
जिला निबंधक कां-९
जिला निबंधक कां-१०





महाराष्ट्र शासन

सह जिल्हा निर्बंधक वर्ग-१ तथा मुद्रांक जिल्हाधिकारी, नागपूर शहर

राज्य प्रशासकीय ईमारत क्र.-२, ए.विंग, ३ रा मंजळ, सिव्हील लाईन्स, नागपूर-४४०००२,

दूरध्वनी क्रमांक :- (०२२२) २५३८७८०

E-mail :- jdr.nagpurcity@maharashtra.gov.in

जाचक क्र. :- का. क्र.-७/अभिनिर्णय प्रकरण क्र.६३/२०२२ १५३३ /२०२२ दिनांक :- २४/०५/२०२२.

अभिनिर्णय प्रकरण क्रमांक :- ६३/२०२२

:- अभिनिर्णय :-

विषय :- महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ३१ खाली अभिनिर्णय करणेबाबत.

संदर्भ :- जाचला दिनांक ०२/०५/२०२२ रोजीचा अभिनिर्णय मिळवण्याबाबतचा अर्ज.

आपण विषयांशील अर्जासोबत दाखल दस्त्याचे प्रारूप / निष्पादित न केलेला दस्त, त्यासोबत दाखल केलेले गुरक कागदपत्रे व आणले गेलेल्या यांचे आधार या प्रकरणात खालील प्रमाणे अभिनिर्णय काढविण्यात येत आहे.

अभिनिर्णय :-

अभिनिर्णयाकारिता या काढलेल्याकडे दाखल केलेले कागदपत्रे, पुरावे व दस्त्याचे प्रारूप / निष्पादित न केलेल्या मुद्रा दस्तावर अभिनिर्णय खालील प्रमाणे काढविण्यात येत आहे.

सध्याच्या सल्लेखाला मिळकत हो गेल्या बाबत, सह. नागपूर कॉमिंग, वि. नागपूर, पोलीस प. ह. नं. ३८-अ, खसरा क्र. ३२, भुजंग क्र. १३, १४, १५, १६, १७, १८, १९ व २० चे एकूण क्षेत्रफळ १२४३.२८ चौ. मी. इतके आहे.

सध्या प्रकरणी दाखल दस्त हा विकसन करारनाम्याचा आहे. त्यातील मिळकतीचे योग्य मूल्यांकन करून मिळवण्याबाबत अर्जदार यांनी विनंती केलेली आहे.

सध्या प्रकरण या काढलेल्याचे सहाय्यक नगर रचनाकार यांचेकडे मूल्यांकनाकारिता पाठविण्यात आले. त्यानुसार सहाय्यक नगर रचनाकार यांनी दिनांक ११/०५/२०२२ रोजी मूल्यांकन अहवाल संदर्भ केलेला असून, सन २०२२-२३ चे वार्षिक मूल्य दर ताब्यातील वर गृहीत धरून अभिनिर्णय प्रकरण क्र. ६३/२०२२ मध्ये नमूद स्वाक्षर मिळकतीचे (अ) जमीन मालकाला मिळणाऱ्या हिस्साचे मूल्य (मूल्यांकन अहवालातील १८(अ)) चे मूल्य रुपये ६,५०,००,०००/- इतके व (ब) विकसनकाराला मिळणाऱ्या हिस्साचे मूल्य रुपये ४,८६,२५,९७०/- इतके आणि (क) दस्तात नमूद असलेले योग्यदला मूल्य रुपये ६,५०,००,०००/- इतके नमूद आहे. म्हणून मा. नोंदणी महाविरोधका व मुद्रांक निर्बंधक, महाराष्ट्र राज्य, पुणे यांचे परिपत्रक क्र. ३५९, दिनांक ३१/०३/२०१८ मध्ये उपरोक्त (अ), (ब) व (क) पैकी जास्तीचे येणारे मूल्य विकसन करारनामा सल्लेखाचे बाजारमूल्य समजून मुद्रांक शुल्क आकारण्यात यावे असे निर्देश असल्याने, जमीन मालकाला मिळणाऱ्या हिस्साचे मूल्य रुपये ६,५०,००,०००/- इतके निश्चित करण्यात येत आहे.

नगन-७
२४/०५/२०२२
१८/०५



HPCL/UDRNC Office Email:Ks-7/Cases/

नगन-७
२४/०५/२०२२
२१/०५



PERMANENT ACCOUNT NUMBER

ABAPK7525M



MR NAME

VIJAY JAGANATH KANTODE

MR OR MR. FATHER'S NAME

JAGANATH ZEDGAJI KANTODE

MR OR MRS. DATE OF BIRTH

24-12-1954

PRESENT SIGNATURE

[Signature]

COMMISSIONER OF INCOME-TAX, VADODRA



PERMANENT ACCOUNT NUMBER

ABAPK7525M

MR OR MR. FATHER'S NAME

GOPAL VISHWESHWAR PATEL

MR OR MR. FATHER'S NAME

GOPAL VISHWESHWAR PATEL

MR OR MRS. DATE OF BIRTH

24-12-1954

PRESENT SIGNATURE

[Signature]

COMMISSIONER OF INCOME-TAX, VADODRA



THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DC No. MH11 2000018891
Valid Till: 13-06-2022 (MT)

DOB: 20-08-2003

BLD: 15-03-2008

Authorisation to (Imp) Full Driving Licence

COV: DCV
MCVD: 21-06-2008
LWP: 20-04-2008

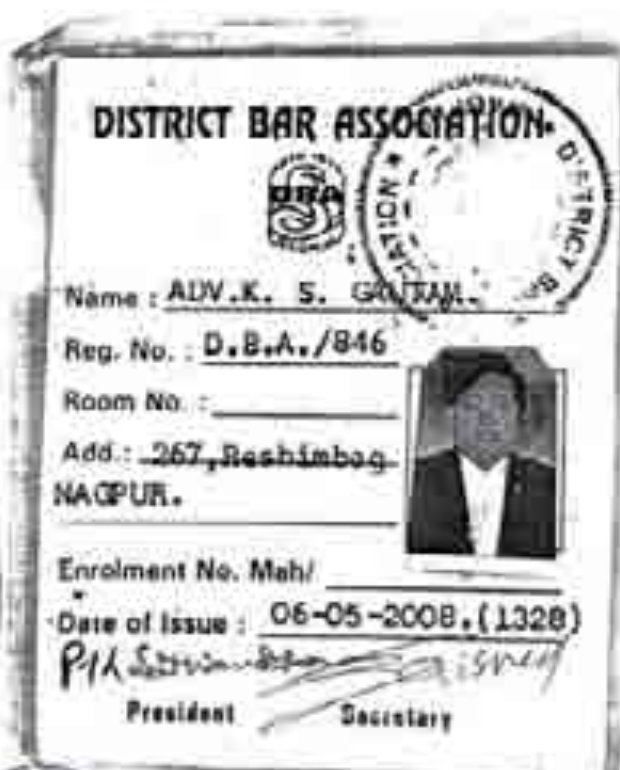


DOB: 27-08-1991

Shri. NADEEM
S/O of Shri. Nadeem
A-10, KANTAR ROAD,
SHANTI NAGAR, NAGPUR

DCV
Signature & Stamp
of Licensing Authority

नगन-७
४५९४/२०२२
२२/२६



DISTRICT BAR ASSOCIATION



Name: ADV. K. S. GATAM

Reg. No.: D.B.A./846

Room No.:

Add.: 267, Reshimbag,
NAGPUR.



Enrolment No. Mah/

Date of Issue: 06-05-2008. (1328)

[Signature]

President

Secretary

CHALLAN
MTR Form Number-6

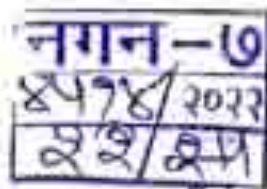


Form ID: 1502223E		BARCODE: 81001000000000000000000000000000		Date: 30/05/2022-17:49:28	Form ID
Inspector General Of Registration			Paper Details		
Registration Fee			TAX ID / TAN (If Any)		
Payment: Ordinary Collection ECR			PAN No. (If Applicable)		
Plot Name: NGP/ JT NAGPUR NO 7 SUB REGISTRAR			Full Name: MS YUJAY CONSTRUCTION AND DEVELOPERS		
Location: NAGPUR			Plot/Block No.: PLOT NOS. 13, 14, 15, 16, 17, 18, 19 AND 20		
Year: 2022-2023 One Time			Premises/Building		
Account Head Details		Amount In Rs.	Road/Street: MUSZA BESA		
000003301 Amount of Tax		30000.00	Area/Locality: NAGPUR		
			Town/City/Vicinity		
			Dist: 4 4 5 2 5 8		
			Remarks (If Any)		
			Second Party Name: SHRI YUJAY JAGANNATHRAO KANTOD		
			Amount In Words: Thirty Thousand Rupees Only		
		30000.00	Words		
Payment Details			FOR USE IN RECEIVING BANK		
BANK OF INDIA			Cheque/DD Details		
			Bank Code	Ref. No.	00000330022053006828 132856631
			Bank Date	RBI Date	30/05/2022-17:40:16 Not Verified with RBI
			Bank-Branch		BANK OF INDIA
			Branch No. / Date		NO: 3305/2022

Disbursement ID: 9422119470
 NOTE:- This challan is valid for documents to be registered in Sub Registrar office only. Not valid for unregistered documents.
 नोट:- यह चालन केवल उपसुब रजिस्ट्रार कार्यालय में ही प्रमाणित दस्तावेजों पर ही और अतिरिक्त के अनपेक्षित दस्तावेजों पर नहीं लागू है।

Challan Deferral Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Usable	Defacement Amount
1	005-270-4514	000130633200223	31/05/2022-12:16:51	FOR368	30000.00
Total Defacement Amount					30,000.00





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 3005202215355

Receipt Date 31/05/2022

Received from Q. Mobile number 9373534477, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered on Document No. 4514 dated 31/05/2022 at the Sub Registrar office, Joint S.R. Nagpur 7 of the District Nagpur.

DEFACED

₹ 500

DEFACED

Payment Details

Bank Name SBIN

Payment Date 30/05/2022

Bank C/N 10004152022053014288

REF No. 215020133104

Deface No. 3005202215355D

Deface Date 31/05/2022

This is computer generated receipt, hence no signature is required.

नगन-७
४५१४/२०२२
२४/२६



THE DATE: 4514/2021



1-800-4-A-ARTIST

1999年12月1日

- [illegible]

- [illegible]

- [illegible]

संपीडावलेल्या मंडळात संपादक (अभ्यासपीठ) विभागधारकांना या दस्तऐवजावर दिग्दर्शित करून देण्यात येईल.
दिनांक ३ ऑक्टोबर-२०१८ / ०६ : २०२२ ई। ११ : ३० PM

1000000

१. राज्य गुरुकुल केतुबिन्दु शिक्षणालय, लखनऊ
फोन ५५२
फाक्स निम्बडाल, लखनऊ
पिन कोड ५५०००२

६. **आर्य समाज अधीन संघ ईशान्य**
 पृष्ठ-40
 कक्षा-लो.सि. कक्षा, आठवीं
 संघ आर्य-480002

ISSN 0013-788X / 2022 12 / 19 / 28-39

Payment Details

Sl.	Purchaser	Type	Verification no./Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1.		Certificate	4600901 63/2022	4600901	3260000	SG		
2.		DHC		3005202215355	500	RF	3005202215355D	31/05/2022
3.		e-Chatan		MH002609013202223E	30000	RF	0001366332207273	31/05/2022

(SG: Stamp Duty) (RF: Registration Fee) (DHC: Document Handling Charges)

4814 /2022

Know Your Rights as Registrant

1. Verify Document Document for authenticity through thumbnail (4 pages on a site) / verify after scanning.
2. Get your documents after registration.

For feedback, please write to us at feedback@maharajprakashan.com

नगन-७
४५९४/२०२२
२७/२७



१ नंबरचे मुलाचे
४५९४ नंबरची नोंदला
अप्राप्ति कायद्याने को को
या दस्तावेजा एवढेच आहे.
सह प्रमुख निदेशक, को-२,
महाराष्ट्र शासन को. २,
३२.१०.२४ को २०२२

